

138.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,328,900 / 1,328,900

ASSESSED:

1,328,900 / 1,328,900


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 189 | | JASON ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|------------------------------|
| Owner 1: | HALL CHRISTOPHER E & JULIE E |
| Owner 2: | |
| Owner 3: | |

Street 1: 189 JASON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SPENGLER MARK N/DIANE M -

Owner 2: -

Street 1: 189 JASON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 12,855 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2920 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 12855 | | Sq. Ft. | Site | | 0 | 90. | 0.63 | 10 | | | | | | | | | 725,084 | | | | | | 725,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | | | User Acct | |
|----------|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|--|--|-----------|--|
| 101 | | | | | | 12855.000 | | 603,100 | | 700 | | 725,100 | | 1,328,900 | | | | | | | | 88238 | |
| | | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | | Insp Date | |
| | | | | | | | | | | | | | | | | | | | | | | 09/22/20 | |

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 88238 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 00:55:52 |
| PRINT | |
| LAST REV | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 564,700 | 700 | 12,855. | 725,100 | 1,290,500 | 1,290,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 400,700 | 700 | 12,855. | 765,400 | 1,166,800 | 1,166,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 406,800 | 700 | 12,855. | 564,000 | 971,500 | 971,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 406,800 | 700 | 12,855. | 539,800 | 947,300 | 947,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 406,800 | 700 | 12,855. | 499,500 | 907,000 | 907,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 390,900 | 800 | 12,855. | 418,900 | 810,600 | 810,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 390,900 | 800 | 12,855. | 409,300 | 801,000 | 801,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 390,900 | 800 | 12,855. | 389,900 | 781,600 | 781,600 | | 12/13/2012 |

Parcel ID

138.0-0001-0008.0

10645!

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|------------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| SPENGLER MARK N | 72163-541 | 1 | 1/25/2019 | Convenience | 1,292,000 | No | No | | |
| SPENGLER KENNETH | 38144-4 | | 2/28/2003 | | 760,000 | No | No | | |
| SPENGLER KENNETH | 37091-306 | | 11/19/2002 | Family | 99 | No | No | | |
| SPENGLER KENNETH | 32369-469 | | 2/14/2001 | Family | 10 | No | No | | |
| | 7370-456 | | 1/1/1901 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 5/3/2019 | 609 | Addition | 160,000 | O | | | | |
| 4/6/2018 | 383 | Re-Roof | 12,000 | C | | | | |
| 3/5/2012 | 192 | Redo Bat | 7,450 | C | | | | renovate half bath |
| 9/28/2009 | 907 | New Wind | 21,000 | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 9/22/2020 | Permit Visit | PT | Paul T |
| 9/22/2020 | Measured | PT | Paul T |
| 11/10/2017 | Meas/Inspect | HS | Hanne S |
| 5/8/2012 | Info Fm Prmt | MM | Mary M |
| 2/10/2009 | Measured | 336 | PATRIOT |
| 12/9/1999 | Inspected | 264 | PATRIOT |
| 11/18/1999 | Mailer Sent | | |
| 11/8/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | | |
|---|--------------------------|------------------------------|----------------------|-------------------|---------------|-------------------------|-------------|--------------|---------------|---------|---------------------------------------|------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | |
| Type: 05 - Garrison | Sty Ht: 2H - 2 & 1/2 Sty | (Liv) Units: 1 | Full Bath: 1 | Rating: Good | A Bath: 1 | Rating: Very Good | 3/4 Bath: 1 | Rating: Good | 643-2605. | | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 1 - Wood Shingle | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Very Good | A HBth: | Rating: | | | | | | | | | |
| Sec Wall: 7 - Brick | 10 % | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | OTHER FEATURES | | Kits: 1 | Rating: Very Good | A Kits: | Rating: | Frl: 1 | Rating: Good | WSFlue: | Rating: | RESIDENTIAL GRID | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | |
| Color: BEIGE | | | | | | | | | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | |
| View / Desir: | | | | | | | | | | | Other | | | | | | |
| GENERAL INFORMATION | | | | | | | | | | | Upper | | | | | | |
| Grade: B- - Good (-) | | | | | | | | | | | Lvl 2 | | | | | | |
| Year Blt: 1936 | | Eff Yr Blt: | | | | | | | | | Lvl 1 | | | | | | |
| Alt LUC: | | Alt %: | | | | | | | | | Lower | | | | | | |
| Jurisdct: G21 | | Fact: . | | | | | | | | | Totals RMS: 9 BRs: 4 Baths: 1 HB: 1 | | | | | | |
| Const Mod: | | | | | | | | | | | REMODELING | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | RES BREAKDOWN | | | | | | |
| INTERIOR INFORMATION | | | | | | | | | | | Exterior: | | | | | | |
| Avg Ht/FL: STD | | | | | | | | | | | Interior: | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | | | | | | | | Additions: | | | | | | |
| Sec Int Wall: % | | | | | | | | | | | Kitchen: | | | | | | |
| Partition: T - Typical | | | | | | | | | | | Baths: | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | | | | | | | Plumbing: | | | | | | |
| Sec Floors: 4 - Carpet 50 % | | | | | Total: 10.8 % | | | | | | Electric: | | | | | | |
| Bsmnt Flr: 14 - Asphalt Tile | | | | | | | | | | | Heating: | | | | | | |
| Subfloor: | | | | | | | | | | | General: | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | Totals | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | 1 9 4 | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | Make: | Model: | Serial #: | Date: | Year: | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 138-0-0001-0008.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19 | Patio | D | Y | 1 | 14X24 | A | AV | 1970 | | 3.37 | T | 39.2 | 101 | | | 700 | |
| | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | 700 | | Total Special Features: | | | | Total: | | 700 | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |